

SULTAN CITY COUNCIL AGENDA ITEM COVER SHEET

ITEM NO: A-4

DATE: October 8, 2009

SUBJECT: Cairncross and Hempelmann - Land Use Attorney Services

CONTACT PERSON: Deborah Knight, City Administrator

ISSUE:

The issue before the City Council is to authorize the Mayor to sign a professional services contract with Cairncross and Hempelmann not to exceed \$4,500 to assist the city with developing utility allocation policies and procedures.

STAFF RECOMMENDATION:

Authorize the Mayor to sign a professional services contract with Cairncross and Hempelmann not to exceed \$4,500 to assist the city with developing utility allocation policies and procedures.

SUMMARY:

On August 27, 2009 the city council directed staff to amend SMC 16.108 Concurrency Management System to incorporate water/sewer allocation policies and procedures consistent with the city's comprehensive plan.

City staff have reached a point in developing an allocation system of needing outside legal assistance to simply describe and codify a process that is consistent with the comprehensive plan.

Staff is seeking assistance from Mr. Andy Lane with Cairncross and Hemplemann. Mr. Lane assisted the city in developing and adopting a compliant comprehensive plan in 2008. Mr. Lane is familiar with the city's comprehensive plan and the challenge to adopt a utility allocation policy consistent with the plan.

Washington cities or towns are not required to seek competitive bids for services such as special legal counsel. The City can however choose to use a competitive process such as a request for proposal process or the City can choose to request proposals from a few select service providers.

BACKGROUND:

The city has been working to adopt policies and procedures for allocating water and sewer capacity consistent with the city's comprehensive plan since 2005. Appeals to the Growth Management Hearings Board in 2005 and 2006 and efforts to adopt a comprehensive plan compliant with the Growth Management Act delayed the city's attempt to adopt procedures for allocating available capacity.

In 2008 the Growth Management Hearings Board ruled the 2008 revisions to the 2004 comprehensive plan were compliant with the Growth Management Act. City staff reintroduced the Draft Water/Sewer Availability Procedures as a discussion item on June 9, 2009. The Council directed staff to return with final procedures for Council approval.

At the council meeting on July 23, 2009, planning board member Keith Arndt raised concerns regarding the draft procedures and asked the council to direct the planning board to work with staff on the procedures. Council directed staff to return with recommendations for further discussion. Following the council meeting on July 23, 2009, the City received a letter from Mr. Arndt dated July 28, 2009 asking for analysis of the proposed water/sewer allocation policy.

A number of the questions raised by Mr. Arndt are addressed in state law (Revised Code of Washington and Washington Administrative Code), the city's comprehensive plan and the Sultan Municipal Code (SMC) 16.108 Concurrency Management.

After reviewing Mr. Arndt's letter the city council direct staff to codify council approved changes to the water/sewer allocation policy into SMC 16.108 concurrency management. City staff have prepared an outline of the changes to the municipal code. Outside legal counsel is needed to finalize the work for council approval.

FISCAL IMPACT:

Funds are available in the legal services budget.

ALTERNATIVES:

1. Authorize the Mayor to sign a professional services contract with Cairncross and Hempelmann to assist the city with developing utility allocation policies and procedures.

This alternative implies that the City Council is comfortable with the staff recommendation to retain the services of Mr. Lane and Cairncross for this work, and the Council is prepared to spend the necessary funding.

2. Do not authorize the Mayor to sign a professional services contract with Cairncross and Hempelmann for land use attorney services.

This alternative implies that the City Council is not comfortable with the staff recommendation to retain the services of Mr. Lane, and/or the Council is not prepared to authorize the necessary funding.

RECOMMENDED ACTION:

I MOVE TO AUTHORIZE THE MAYOR TO SIGN A PROFESSIONAL SERVICES CONTRACT WITH CAIRNCROSS AND HEMPELMANN TO ASSIST THE CITY WITH DEVELOPING UTILITY ALLOCATION POLICIES AND PROCEDURES.

ATTACHMENTS:

A – Cairncross and Hemplemann Contract for Services

COUNCIL ACTION:

DATE:

**AGREEMENT FOR SERVICES
BETWEEN THE CITY OF SULTAN AND
CAIRNCROSS AND HEMPLEMANN, P.S.**

THIS AGREEMENT, is made this 15th day of October, 2009, by and between the City of Sultan (hereinafter referred to as "City"), a Washington Municipal Corporation, and Cairncross and Hempelmann, P.S. (hereinafter referred to as "Service Provider"), doing business at 524 Second Avenue, Suite 500, Seattle, WA 98104-2323.

WHEREAS, Service Provider is in the business of providing certain services specified herein; and

WHEREAS, the City desires to contract with Service Provider for the provision of attorney services, and Service Provider agrees to contract with the City for same;

NOW, THEREFORE, in consideration of the mutual promises set forth herein, it is agreed by and between the parties as follows:

TERMS

- 1. Description of Work.** Service Provider shall perform work as described in Attachment A, Scope of Work, which is attached hereto and incorporated herein by this reference, according to the existing standard of care for such services. Service Provider shall not perform any additional services without the expressed permission of the City.
- 2. Payment.**
 - A. The City shall pay Service Provider at the hourly rate set forth in **Attachment B**, but not more than a total of four thousand five hundred dollars (\$4,500) for the services described in this Agreement. This is the maximum amount to be paid under this Agreement.
 - B. Service Provider shall submit monthly payment invoices to the City after such services have been performed, and the City shall make payment within four (4) weeks after the submittal of each approved invoice. Such invoice shall detail the hours worked, a description of the tasks performed, and shall separate all charges for clerical work and reimbursable expenses.
- 3. Relationship of Parties.** The parties intend that an independent contractor - client relationship will be created by this Agreement. As Service Provider is customarily engaged in an independently established trade which encompasses the specific service provided to the City hereunder, no agent, employee, representative or subcontractor of Service Provider shall be or shall be deemed to be the employee, agent, representative or subcontractor of the City. None of the benefits provided by the City to its employees, including, but not limited to, compensation, insurance and unemployment insurance, are

available from the City to the Service Provider or his employees, agents, representatives or subcontractors. Service Provider will be solely and entirely responsible for his acts and for the acts of Service Provider's agents, employees, representatives and subcontractors during the performance of this Agreement. The City may, during the term of this Agreement, engage other independent contractors to perform the same or similar work that Service Provider performs hereunder.

4. **Project Name.** Assistance with GMA Compliance
5. **Duration of Work.** Service Provider shall complete the work described in Attachment A on or before June 30, 2010.
6. **Termination.**
 - A. *Termination Upon the City's Option.* The City shall have the option to terminate this Agreement at any time. Termination shall be effective upon ten (10) days written notice to the Service Provider.
 - B. *Termination for Cause.* If Service Provider refuses or fails to complete the tasks described in Attachment A, or to complete such work in a manner unsatisfactory to the City, then the City may, by written notice to Service Provider, give notice of its intention to terminate this Agreement. After such notice, Service Provider shall have ten (10) days to cure, to the satisfaction of the City or its representative. If Service Provider fails to cure to the satisfaction of the City, the City shall send Service Provider a written termination letter which shall be effective upon deposit in the United States mail to Service Provider's address as stated below.
 - C. *Rights upon Termination.* In the event of termination, the City shall only be responsible to pay for all services satisfactorily performed by Service Provider to the effective date of termination, as described in the final invoice to the City. The City Manager shall make the final determination about what services have been satisfactorily performed.
7. **Nondiscrimination.** In the hiring of employees for the performance of work under this Agreement or any subcontract hereunder, Service Provider, its subcontractors or any person acting on behalf of Service Provider shall not, by reason of race, religion, color, sex, marital status, national origin or the presence of any sensory, mental, or physical disability, discriminate against any person who is qualified and available to perform the work to which the employment relates.
8. **Indemnification / Hold Harmless.** The Service Provider shall defend, indemnify and hold the City, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or in connection with the performance of this Agreement, except for injuries and damages caused by the sole negligence of the City.

The City shall defend, indemnify and hold the Service Provider, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or in connection with the performance of this Agreement, except for injuries and damages caused by the sole negligence of the Service Provider.

Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Service Provider and the City, its officers, officials, employees, and volunteers, the Service Provider's liability hereunder shall be only to the extent of the Service Provider's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Service Provider's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

9. Insurance. The Service Provider shall procure and maintain for the duration of the Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Service Provider, their agents, representatives, employees or subcontractors.

A. **Minimum Scope of Insurance.** Service Provider shall obtain insurance of the types described below:

1. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage. If necessary, the policy shall be endorsed to provide contractual liability coverage.
2. Commercial General Liability insurance shall be written on ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, independent contractors, products-completed operations, personal injury and advertising injury, and liability assumed under an insured contract. The City shall be named as an insured under the Service Provider's Commercial General Liability insurance policy with respect to the work performed for the City using ISO additional insured endorsement GC 20 10 10 01 and GC 20 37 10 01 or substitute endorsements providing equivalent coverage.
3. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.

- B. **Minimum Amounts of Insurance.** Service Provider shall maintain the following insurance limits:
1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident.
 2. Commercial General Liability insurance shall be written with limits no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate and \$2,000,000 products-completed operations aggregate limit.
- C. **Other Insurance Provisions.** The insurance policies are to contain, or be endorsed to contain, the following provisions for Automobile Liability and Commercial General Liability insurance:
1. The Service Provider's insurance coverage shall be primary insurance as respect to the City. Any insurance, self-insurance, or insurance pool coverage maintained by the City shall be excess of the Service Provider's insurance and shall not contribute with it.
 2. The Service Provider's insurance shall be endorsed to state that coverage shall not be cancelled by either party, except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the City.
- D. **Acceptability of Insurers.** Insurance is to be placed with insurers with a current A.M. Best rating of not less than A:VII.
- E. **Verification of Coverage.** Service Provider shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the Service Provider before commencement of the work.
- F. **Subcontractors.** Service Provider shall include each subcontractor as insured under its policies or shall furnish separate certifications and endorsements for each subcontractor. All coverage shall be subject to all of the same insurance requirements as stated herein for the Service Provider.
- 10. Entire Agreement.** The written provisions and terms of this Agreement, together with all documents attached hereto, shall supersede all prior verbal statements of any officer or other representative of the City, and such statements shall not be effective or be construed as entering into or forming a part of, or altering in any manner whatsoever, this Agreement.
- 11. City's Right of Supervision, Limitation of Work Performed by Service Provider.** Even though Service Provider works as an independent contractor in the performance of his duties under this Agreement, the work must meet the approval of the City and be subject to the City's general right of inspection and supervision to secure the satisfactory

completion thereof. In the performance of work under this Agreement, Service Provider shall comply with all federal, state and municipal laws, ordinances, rules and regulations that are applicable to Service Provider's business, equipment, and personnel engaged in operations covered by this Agreement or accruing out of the performance of such operations.

- 12. Work Performed at Service Provider's Risk.** Service Provider shall be responsible for the safety of its employees, agents and subcontractors in the performance of the work hereunder and shall take all protections reasonably necessary for that purpose. All work shall be done at Service Provider's own risk, and Service Provider shall be responsible for any loss of or damage to materials, tools, or other articles used or held for use in connection with the work.
- 13. Ownership of Products and Premises Security.**
 - A. All reports, plans, specifications, data maps, and documents produced by the Service Provider in the performance of services under this Agreement, whether in draft or final form and whether written, computerized, or in other form, shall be the property of the City.
 - B. While working on the City's premises, the Service Provider agrees to observe and support the City's rules and policies relating to maintaining physical security of the City's premises.
- 14. Modification.** No waiver, alteration or modification of any of the provisions of this Agreement shall be binding unless in writing and signed by a duly authorized representative of the City and Service Provider.
- 15. Assignment.** Any assignment of this Agreement by Service Provider without the written consent of the City shall be void.
- 16. Written Notice.** All communications regarding this Agreement shall be sent to the parties at the addresses listed below, unless notified to the contrary. Any written notice hereunder shall become effective as of the date of mailing by registered or certified mail, and shall be deemed sufficiently given if sent to the addressee at the address stated in this Agreement or such other address as may be hereafter specified in writing.
- 17. Non-Waiver of Breach.** The failure of the City to insist upon strict performance of any of the covenants and agreements contained herein, or to exercise any option herein conferred in one or more instances shall not be construed to be a waiver or relinquishment of said covenants, agreements or options, and the same shall be and remain in full force and effect.
- 18. Resolution of Disputes, Governing Law.** Should any dispute, misunderstanding or conflict arise as to the terms and conditions contained in this Agreement, the matter shall be referred to the City Manager, whose decision shall be final. In the event of any litigation arising out of this Agreement, the prevailing party shall be reimbursed for its

reasonable attorney fees from the other party. This Agreement shall be governed by and construed in accordance with the laws of the State of Washington.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year above written.

CITY OF SULTAN

By: _____
Carolyn Eslick, Mayor

SERVICE PROVIDER

By: _____
Title: Andrew S. Lane, Principal _____
Taxpayer ID #: 91-1384295 _____

CITY CONTACT

City of Sultan
319 Main Street, Suite 200
Sultan, WA 98294
Phone: 360-793-2231
Fax: 360-793-3344

SERVICE PROVIDER CONTACT

Andrew S. Lane _____
Cairncross and Hempelmann, P.S. _____
524 Second Avenue, Suite 500 _____
Seattle, WA 98104-2323 _____
Phone: 206-587-0700 _____
Fax: 206-587-2308 _____

ATTEST/AUTHENTICATED

By: _____
City Clerk

APPROVED AS TO FORM

By: _____
Office of the City Attorney

Attachment A
Scope of Work

Review and analysis of existing Comprehensive plan and City Code provisions

Analysis to confirm city staff recommendation and/or suggest revisions to recommendations

Research and analysis of concurrency procedures of other jurisdictions

Conferences with city staff to identify potential administrative challenges

Draft revisions to SMC 16.108 concurrency

Attachment B
Rates

Hourly rates for attorneys who may assist:

Andrew S. Lane: \$275 per hour (discounted from \$300 per hour)
Primary Attorney

Sean K. Howe: \$220 per hour
Attorney